172.0	0011	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,042,800	/	1,042,800
USE VALUE:	1,042,800	/	1,042,800
ASSESSED:	1,042,800	/	1,042,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH GARY E/MARJORIE
Owner 2:	
Owner 3:	
Street 1:	69 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH HARLAN P & CORA R -
Owner 2:	-
Street 1:	69 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1907, having primarily Wood Shingle Exterior and 3252 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8750.000	561,600	3,400	477,800	1,042,800
Total Card	0.201	561,600	3,400	477,800	1,042,800
Total Parcel	0.201	561,600	3,400	477,800	1,042,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.71 | /Parcel: 320.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114628
GIS Ref	
GIS Ref	
Insp Date	08/25/18

!13382!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0011-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	561,600	3400	8,750.	477,800	1,042,800		Year end	12/23/2021
2021	104	FV	533,500	3400	8,750.	477,800	1,014,700		Year End Roll	12/10/2020
2020	104	FV	533,600	3400	8,750.	477,800	1,014,800	1,014,800	Year End Roll	12/18/2019
2019	104	FV	431,800	3400	8,750.	477,800	913,000	913,000	Year End Roll	1/3/2019
2018	104	FV	431,800	3400	8,750.	423,200	858,400	858,400	Year End Roll	12/20/2017
2017	104	FV	403,800	3400	8,750.	354,900	762,100	762,100	Year End Roll	1/3/2017
2016	104	FV	403,800	3400	8,750.	354,900	762,100	762,100	Year End	1/4/2016
2015	104	FV	333,900	3400	8,750.	307,100	644,400	644,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:54:09

LAST REV

Date	Time
10/02/18	13:32:36

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13382

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH HARLAN P	52434-586		3/19/2009	Family	200,000	No	No		
	8138-198		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	114628
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2006	783	New Wind	6,471	C				
8/15/2002	674	Re-Roof	8,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
10/22/2008	Meas/Inspect	189	PATRIOT
1/24/2000	Inspected	264	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
7/12/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8750		Sq. Ft.	Site		0	70.	0.78	8									477,750						477,800	

Total AC/HA:	0.20087	Total SF/SM:	8750	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	477,750	Spl Credit		Total:	477,800

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97292787
Const Adj.:	0.99197996
Adj $ / SQ:	164.071
Other Features:	96500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	763016
Depreciation:	201436
Depreciated Total:	561580

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

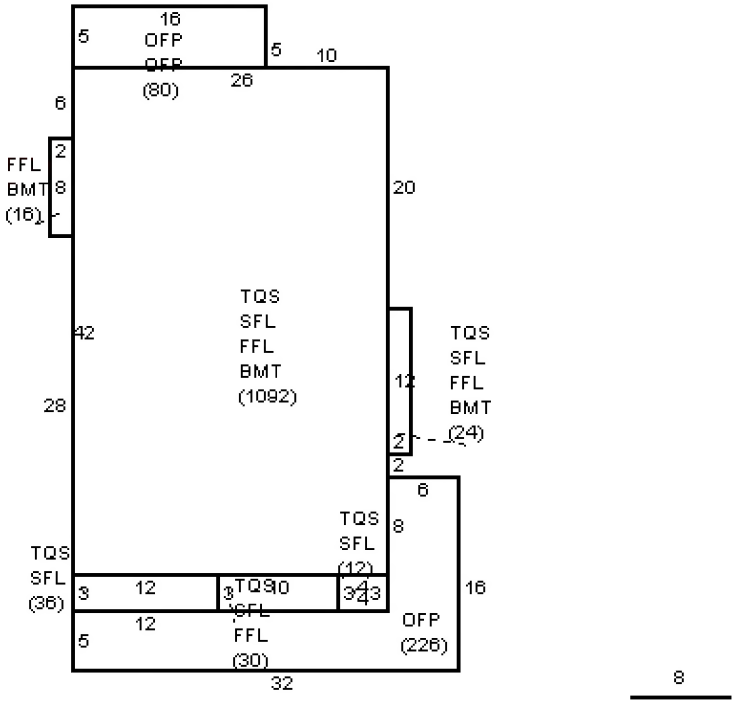
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.48
Special Features:	0	Val/Su Net:	117.74
Final Total:	561600	Val/Su SzAd	172.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,194	164.070	195,901
FFL	First Floor	1,162	164.070	190,651
BMT	Basement	1,132	49.220	55,719
TQS	3/4 Story	896	164.070	146,926
OFP	Open Porch	386	20.610	7,955

Net Sketched Area:	4,770			Total:	597,152
Size Ad	3251.5	Gross Area	5068	FinArea	3252

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0011-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	104			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	
				Total:	3,400